

AGENDA

COUNCIL OF THE TOWN OF WARRENTON

Tuesday, August 8, 2006

7 p.m.

1. Call to order. Mayor George Fitch.
2. Invocation – Councilman John E. Williams.
3. Citizens Time.
 - Presentation of Certificate of Appreciation – Birge S. Watkins

Comments should not be directed to Public Hearing items.

Citizens wishing to address the Council should provide their name and residential address. Citizens' comments are limited to five (5) minutes unless a large number of citizens wish to address the Council, in which case, the time limit must be reduced to accommodate all who wish to address the Council.

4. PUBLIC HEARING(S).
 - **Special Use Permit #06-04, Warrenton Industrial Park, Lot 3 Steep Slopes.** A request to allow development of an industrial site in the Warrenton Industrial Park with slopes greater than 25% in the I Industrial District. The development would provide for construction of a 2 story office building of 21,488 square feet. The parcel is 2.21 acres (GPIN #6983-77-3316) and located on Lot 3 on Industrial Road. An evaluation of the site indicates that 0.30 acres or 13.6% of the site contains identified steep slopes generally along the drainage channel across the site. The Comprehensive Plan identifies the property as Light Industrial uses which includes offices as proposed. The property owner is Cornerstone Assets LLC of Warrenton, Virginia.
5. Consent Agenda.
 - a. Approval of the Council minutes of the regular meeting held on July 11, 2006.

- b. Financial statement and staff reports and Board and Commission minutes.
 - (1) Financial statement for period ending July 31, 2006.
 - (2) July statement of accounts paid.
 - (3) Miscellaneous staff reports.
 - (4) Receive minutes of the May 17, 2006 meeting of the Planning Commission and May 23, 2006 and June 27, 2006 meetings of the Architectural Review Board.
- c. **Letter of Credit Reduction – Sullivan Street Office Building, Erosion and Sediment Control.** Request for reduction of the Cash Bond held for the erosion and sediment control facilities of the two story office building development on Sullivan Street (SDP #05-04). The original bond amount was \$4,020.32 and this is the first request for reduction since the bond was placed on December 2005. The request is for reduction to a Maintenance Bond of 15% of the original amount or \$603.05.
- d. **Letter of Credit Reduction – Sullivan Street Office Building.** Request for reduction of the Letter of Credit (No. 0100653-01) held for development of a two story office building on Sullivan Street (SDP #05-04). The original bond amount was \$123,951.57 and this is the first request for reduction since the bond was placed on January 2006. The request is for reduction to a Maintenance Bond of 15% of the original amount or \$18,592.75 based on completed improvements.
- e. **Public Improvements Bond Release – Chancellor's Gate/Plane Tree Subdivision.** Request for release of the Public Improvements Bond (No. 8905275) held for development of Phase II of the subdivision (SDP #01-03). The original bond amount was \$40,230.75 and was subsequently reduced to a Maintenance Bond (15%) by the Town Council at the August 2005 meeting. The project is complete and the last dwelling issued a Certificate of Occupancy last year. The improvements are in good order with no outstanding problems or repairs needed. The Maintenance Bond has been retained for the required 12 month period and is eligible for release.

- f. **Evening Under the Stars Festival** – Request for a banner across Waterloo Street at Main Street to promote The Partnership for Warrenton event on September 16, 2006 on Main Street in Warrenton. The banner uses the same location and mounting hardware and is the same size as other banners previously approved.
 - g. **Warrenton-Fauquier Heritage Days Festival** – Request for a banner across Waterloo Street at Main Street to promote Heritage Days events on September 30, 2006 on Main Street in Warrenton. The event is sponsored by the Heritage Days Committee. The banner uses the same location and mounting hardware and is the same size as other banners previously approved.
6. New Business.
 - a. **Sterling Court Subdivision, Habitat for Humanity.** Request for waiver of sidewalks, curb/gutter and private road to building the seven (7) lot subdivision at the end of Sterling Court off Academy Hill Road (GPIN # 6984-63-8630). The property possesses appropriate zoning and a Special Use Permit for the construction of fourteen (14) duplex units, but the site topography necessitates the requested waivers. The applicant is Fauquier Habitat for Humanity.
 - b. **Blackwell Park Subdivision – Final Plat #06-06.** Request for Final Plat approval of a subdivision that would create five (5) lots from two existing parcels at the corner of Blackwell Road and Lee Highway (GPIN #6984-42-8170 and 6984-48-8559). The lots would use a private road, Blackwell Park Lane, which is subject to separate approval by the Town Council. The property is zoned C Commercial and the project would provide for an office and other commercial uses in accordance with the Zoning Ordinance. The property is 7.55 acres with 1.544 acres presently developed as Ruby Tuesday's on Lee Highway. The applicant is Jefferson Associates, LP of Arlington, Virginia.
7. Reports and Communications.
 - a. Report from Town Attorney.
 - b. Report from Finance Committee.
 - c. Report from the Public Safety Committee.
 - d. Report from the Public Works Committee.

- e. Report from the Utilities Committee.
 - f. Report from Planning District 9 Representative.
 - g. Report from Transportation Safety Commission.
 - h. Report from Economic Development Advisory Committee representative.
 - i. Report from Recreation Committee.
 - j. Report from Liaison Committee representative.
 - k. Report from the Parking Committee.
 - l. Report from the Town Manager.
- 8. Councilmembers' time.
 - 9. Adjourn.